



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

FIRST MONTHLY MEETING

April 19, 2010

1004-DP-03 & 1004-SIT-03

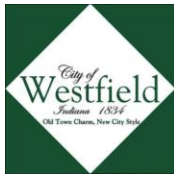
PETITION NUMBER:	1004-DP-03 & 1004-SIT-03	
SUBJECT SITE ADDRESS:	2001 East 151 st Street	
PETITIONER:	Weihe Engineers	
REPRESENTATIVE:	Brad Schoeff	
REQUEST:	Development Plan and Site Plan Review for a proposed building expansion of 17,797 square feet to the Wal-Mart building	
CURRENT ZONING:	SB-PD	
CURRENT LAND USE:	Retail Commercial	
APPROXIMATE ACREAGE:	13 acres	
EXHIBITS:	<ol style="list-style-type: none"> 1. Staff Report 2. Aerial Location Map 3. TAC Letters 4. Petitioner's Plans 	
STAFF REVIEWER:	Kevin M. Todd, AICP	
ZONING HISTORY:	88-PD-16	Original Site Development Plan

PETITION HISTORY

This petition was reviewed by the Technical Advisory Committee on March 23, 2010. It was originally scheduled to be considered at a public hearing on April 5, 2010 at the Advisory Plan Commission Meeting, but the meeting was cancelled. The petition is now scheduled to be considered at a public hearing at the April 19, 2010 Advisory Plan Commission meeting. This report will refer to the April 19, 2010 Advisory Plan Commission meeting as the "First Monthly Meeting".

PROCEDURAL

- Requests for Development Plan Review and Site Plan review are required to be considered at a public hearing. The public hearing for this petition will be held on April 19, 2010 at the Advisory Plan Commission meeting.
- The primary purpose of the First Monthly Meeting is to hold public hearings, for the petitioner to comment on its petition, and for the Advisory Plan Commission (the "APC") members to ask questions and identify issues the petitioner should address prior to the APC taking action on the petition.
- Notice of the April 19, 2010 public hearing was provided in accordance with the APC Rules of Procedure.



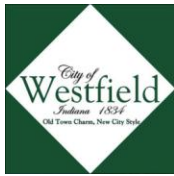
PROJECT DESCRIPTION

The proposed development plan is for an expansion to the existing Wal-Mart store (the "Property"), which is located in the Village Park Plaza commercial center. The expansion would be approximately 18,000 square feet in size, which would bring the entire store to approximately 136,000 square feet in size. The expansion would be located on the eastern side of the building. In addition to the building expansion, the proposal calls for modifications to the front façade of the store, new parking spaces to the east of the building, and new landscaping areas (collectively, the "Project").

DEVELOPMENT REQUIREMENTS (WC 16.04.165, C)

1. Zoning District Standards

	<u>PROPOSED</u>	<u>STATUS</u>
<u>Business Districts</u> (WC 16.04.050)		
A1. Group parking	NA	NA
A2. Dust-proof or hard-surface parking areas	Hard surface	Compliant
A3. Rear alley part of rear yard	NA	NA
A4. Loading/Unloading areas not required if not necessary	NA	NA
A5. Parking permitted in front yard	NA	NA
A6. Through lot, front yards provided on each street in LB, GB & LB-H	NA	NA
A7. Max building height increased if setback from front and rear property lines an additional 1 ft per 2 ft increase	NA	NA
A8. Chimneys, cooling towers, etc = no maximum height	NA	NA
A9. Plant screening abutting residential (East)	Plant screening provided	Compliant
A10. APC review and approval	Plans submitted for APC review and approval	Awaiting APC review and action
A11. No outside storage/display, except sidewalk sales	NA	NA
B. GO	NA	NA
C. GO-PD	NA	NA
D. LB	NA	NA
E. LB-H	NA	NA
F. GB	NA	NA
G. SB (GB-PD standards)		



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G1. Permitted Uses	Department Store over 10,000 SF	Compliant
G2. Special Exception	NA	NA
G3. Minimum Lot Area = 10 acres	13 acres	Compliant
G4. Minimum Lot Frontage on Road = 660'	920'	Compliant
G5. Minimum Setback Lines <ul style="list-style-type: none"> • Front Yard (N) = 60' • Side Yard (W) = 15' • Side Yard (E) = 15' • Rear Yard (S) = 20' • Min. Lot Width at Bldg Line = None 	<ul style="list-style-type: none"> • 120' • 395' • 160' • 70' • NA 	<ul style="list-style-type: none"> • Compliant • Compliant • Compliant • Compliant • NA
G6. Maximum Building Height = NA	NA	NA
G7. Min. Ground Level Square Footage = None	135,933 SF	Compliant
G8. Parking = 1 space:250 SF of retail space (544 required)	684 spaces existing; 65 proposed; total of 749 spaces	Compliant
G9. Loading & Unloading Berths = 7 loading berths (for 135,933 SF of retail)	4 loading berths	This matter will be addressed prior to receiving approval
H. LB-PD & GB-PD	NA	NA
I. General Variances	NA	NA
<u>2. Overlay District Standards</u>		
The Project is exempt from the U.S. 31 Overlay standards because it is a modification to a building that was in existence prior to the establishment of the overlay district (WC 16.04.070, 9).		
<u>3. Subdivision Control Ordinance</u>		
The Subdivision Control Ordinance is not applicable to business or industrial development (WC 16.04.010, R).		
<u>4. Development Plan Review</u> (WC 16.04.165, D4)		
a. <u>Site Access & Circulation</u>		
1. Access locations	Unchanged from existing	Compliant
2. Safe & efficient movement to and from site	Pedestrian pathway not depicted	This matter will be addressed prior to receiving approval



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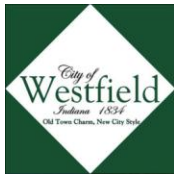
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3. Safe & efficient movement in and around Site		Vehicular and pedestrian paths provided	Compliant
b. <u>Landscaping</u> (WC 16.06 et seq.)			
	<u>Required</u>	<u>Proposed</u>	<u>+/-</u>
On-Site (Commercial, 13.6 acre impact)			
- Shade Trees	136	198 + (preserved trees)	Compliant
- Orn/Ev Trees	136	199 + (preserved trees)	Compliant
- Shrubs	340	356	Compliant
Road Frontage Shade Trees			
- 151 st Street (35')	1	3	Compliant
Buffer Yard			
- East (465')	16 Evergreen Trees 78 Evergreen Shrubs	10 Evergreen Trees 60 Evergreen Shrubs	-6 Evergreen Trees -18 Evergreen Shrubs This matter will be addressed prior to receiving approval
Interior Parking Lot			
7,560 SF of new parking area	765 SF of island area required (1 tree & 4 shrubs per island)	1,480 SF of new island area with at least 1 tree & 4 shrubs per island	Compliant
Perimeter Parking Lot	NA	NA	NA
Wall-Softening			
East wall – 400'	Plant material every 40'	None depicted	This matter will be addressed prior to receiving approval
c. <u>Lighting</u> (WC 16.07.010)		NA	NA



d. Signs

Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.

e. Building Orientation

1. Finished façade – façades visible from public street or adjoining Residential District	Finished façade (brick & EIFS) on all sides	Compliant
2. Loading spaces – not facing public street or adjoining Residential District	Facing SB-PD District (South)	Compliant
3. Outside storage – not permitted between building line and ROW or adjoining Residential District	None	Compliant
4. Mechanical equipment – completely enclosed	Roof-mounted, screened	Compliant

f. Building Materials (*applicable to façades visible from public street or adjoining Residential District*)

1. All brick, (OR, see Item 2 below)	Brick & EIFS	Compliant
2. Two or more materials <ul style="list-style-type: none"> Primary material is brick or EIFS Primary material is minimum of 60% of each façade 	Brick & EIFS	Compliant
Façade supplemented with multiple colors, multiple textures, or architectural elements	Multiple colors; Multiple textures; Brick Soldier Coursing;	Compliant
19. Traffic Impact Study – required if project exceeds 15,000 SF of retail space	18,000 SF of office space	Compliant

5. Comprehensive Plan

The 2007 Comprehensive Plan identifies the subject area as “Regional Commercial”. The Property is part of an existing and developed commercial center. The use is consistent with the recommendations of the Comprehensive Plan, and the proposed plan meets many of the stated “Regional Commercial” development policies.

6. Street and Highway Access

The proposed expansion of the business does not require a new curb cut or improvement to existing public rights-of-way. The City is planning to construct a road to the immediate east of the Project, linking Greyhound Pass and 151st Street. Once constructed, site access from 151st Street on the northeast portion of the site may be altered.

7. Street and Highway Capacity

The traffic impact on adjacent streets is being evaluated by the City.



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8. Utility Capacity

There is sufficient capacity and availability of utilities.

9. Traffic Circulation Compatibility

The traffic circulation is not changing from the existing layout. Once the access road to the east of the Property is constructed, traffic circulation on the northeast portion of the Property may be altered.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

See "Comprehensive Plan Compliance" section above.

Thoroughfare Plan-Feb 2007

The Thoroughfare Plan identifies US 31 as a Primary Arterial (150' right-of-way) and 151st Street as a Secondary Arterial (120' right-of-way). The City is planning to construct a road to the immediate east of the Project, linking Greyhound Pass and 151st Street. An eight (8) foot multi-use trail (Cool Creek Trail) is planned to be constructed adjacent to the new road.

Parks & Recreation Master Plan-Dec 2007

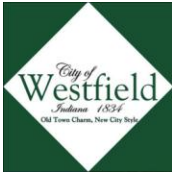
The Westfield Parks & Recreation Master Plan makes no specific recommendation for the Property.

Water & Sewer System- Aug 2005

The Property is currently on both, the City's water and sewer systems.

Annexation

The Property is within the corporate boundaries of the City of Westfield.



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Plan Documentation

Pending compliance with any conditions, the petitioner has provided the required documents.

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	03/02/10	-	Compliant
Fees	03/02/10	-	Compliant
Legal Description	03/02/10	-	Compliant
Site Plan	03/02/10	-	Plans being revised
Landscape Plan	03/02/10	-	Plans being revised
Lighting Plan	NA	-	NA
Building Elevations	03/02/10	-	Compliant
Access & Circulation	03/02/10	-	Plans being revised

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	01/11/10	Compliant
TAC	03/23/10	Compliant
Notice - Sign on site	03/26/10	Compliant
Notice - Newspaper	04/09/10	Compliant
Notice - Mail	03/26/10	Compliant

STAFF COMMENTS

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. As always, the Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 379-6467 or ktodd@westfield.in.gov

KMT